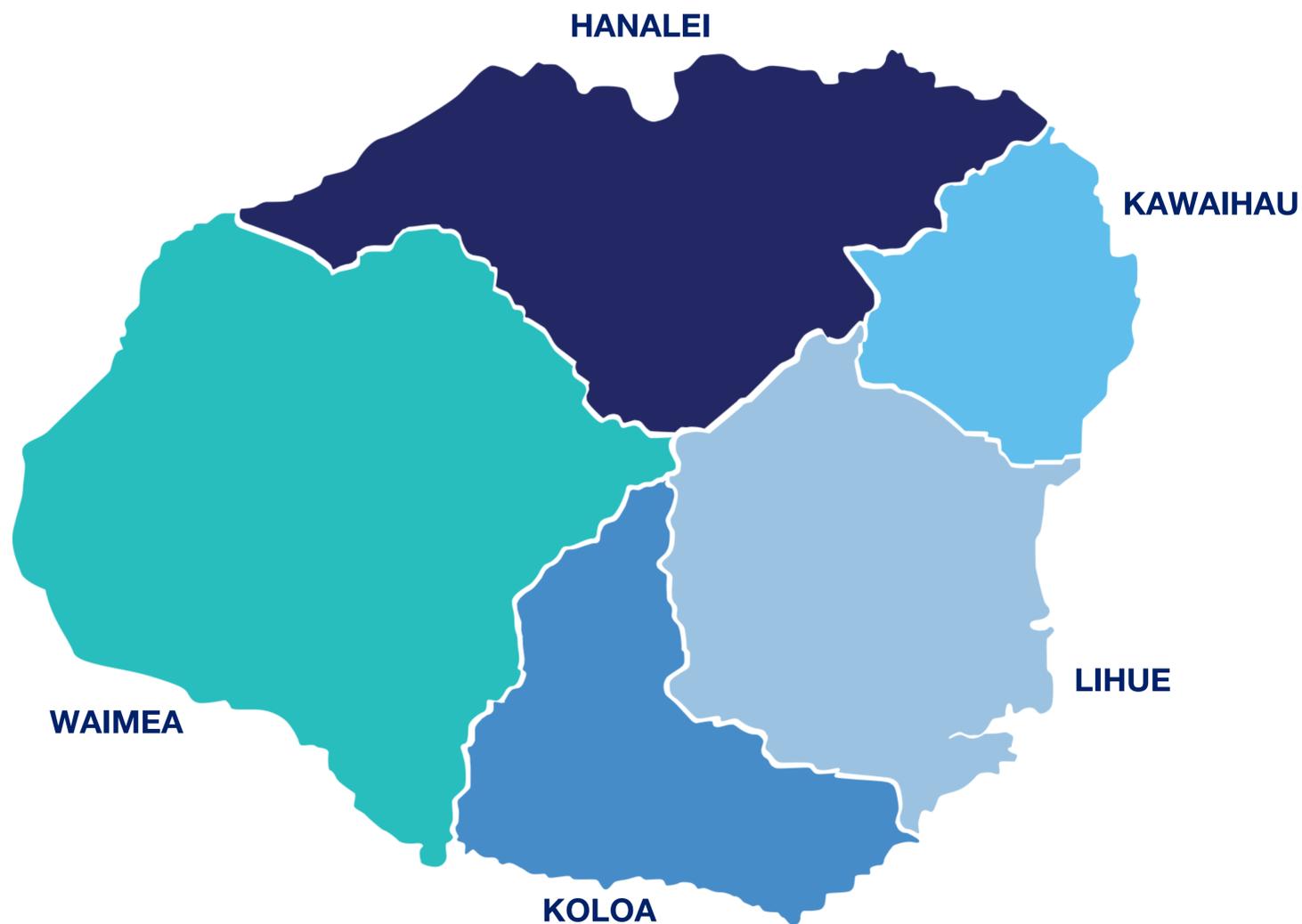




KAUAI MARKET UPDATE

FEBRUARY 2026

Kauai's housing market reflected the typical seasonal slowdown in February, with single-family home activity easing slightly, down just 3% from this time last year, while median days on market island-wide rose to 67 days (+509% YoY), signaling a slower pace of sales compared to last year. While the median single-family home price increased 31% year over year, the median condo price decreased by 35% to \$636,700, illustrating how changes in the mix of homes sold can influence island-wide pricing. Regional performance varied widely, with Hanalei single-family home sales increasing 300% YoY, while Waimea recorded no sales compared to seven last February, highlighting how localized trends can impact Kauai's overall metrics and reinforcing the importance of viewing the market through a local lens, where neighborhood-level dynamics often shape island-wide results.



Hanalei			
Total Sales	8	2	3
vs. February 2025	▲ 300%	—	—
Median Price	\$2.8M	\$958K	\$1.3M
vs. February 2025	▲ 23%	▼ -5%	▼ -10%

Kawaihau			
Total Sales	11	—	1
vs. February 2025	▲ 120%	▼ -100%	—
Median Price	\$1.1M	—	\$599K
vs. February 2025	▼ -21%	—	▼ -83%

Lihue			
Total Sales	3	4	—
vs. February 2025	▲ 50%	▼ -43%	▼ -100%
Median Price	\$1.3M	\$568K	—
vs. February 2025	▼ -6%	▼ -34%	—

Koloa			
Total Sales	9	5	2
vs. February 2025	▼ -44%	▼ -29%	—
Median Price	\$950K	\$598K	\$2.5M
vs. February 2025	▼ -22%	▼ -46%	▲ 78%

Waimea			
Total Sales	—	—	—
vs. February 2025	▼ -100%	—	—
Median Price	—	—	—
vs. February 2025	—	—	—

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 03/01/2026 and is subject to change.



**COLDWELL
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PROPERTIES



SINGLE FAMILY HOME TRANSACTIONS

FEBRUARY 2026

vs. percent change over last year



CONDOMINIUM TRANSACTIONS

FEBRUARY 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Anahola	1	0	–	–	\$3,496,369	–	–	–	125	–	–	–
Eleele	1	6	▼	-83%	\$535,500	\$512,900	▲	4%	–	–	–	–
Hanalei	2	0	–	–	\$2,587,500	–	–	–	222	–	–	–
Hanapepe	0	1	▼	-100%	–	\$875,000	–	–	–	12	–	–
Kalaheo	5	7	▼	-29%	\$950,000	\$2,035,000	▼	-53%	12	10	▲	20%
Kapaa	10	5	▲	100%	\$1,012,500	\$1,400,000	▼	-28%	32	–	–	–
Kekaha	0	4	▼	-100%	–	\$735,000	–	–	–	122	–	–
Kilauea	4	0	–	–	\$3,130,000	–	–	–	146	–	–	–
Koloa	3	3	–	–	\$5,400,000	\$2,925,000	▲	85%	356	24	▲	1383%
Lawai	0	0	–	–	–	–	–	–	–	–	–	–
Lihue	3	2	▲	50%	\$1,325,000	\$1,410,000	▼	-6%	72	32	▲	129%
Princeville	2	2	–	–	\$2,025,000	\$2,300,000	▼	-12%	35	90	▼	-62%
Waimea	0	2	▼	-100%	–	\$867,500	–	–	–	92	–	–
GRAND TOTAL	31	32	▼	-3%	\$1,388,000	\$1,059,000	▲	31%	67	11	▲	509%

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Kapaa	0	3	▼	-100%	–	\$900,000	–	–	–	11	–	–
Koloa	4	7	▼	-43%	\$576,500	\$1,100,000	▼	-48%	34	62	▼	-45%
Lihue	4	7	▼	-43%	\$567,850	\$855,000	▼	-34%	11	32	▼	-66%
Princeville	2	2	–	–	\$957,500	\$1,006,000	▼	-5%	11	18	▼	-39%
GRAND TOTAL	11	19	▼	-42%	\$636,700	\$979,000	▼	-35%	21	32	▼	-34%